

**ORDINANCE NO. 20170302-054**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 900, 904, 908, 1000 AND 1002 SOUTH 2<sup>ND</sup> STREET AND 705 CHRISTOPHER STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0077, on file at the Planning and Zoning Department, as follows:

Tract 1:

All of Lots 2, 3, 4, 5, 6 and 7, Block 2, All of Lots 1, 2 and 5, Block 3, and the north 30' of Lot 3, Block 3, of Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 81 of the Plat Records of Travis County, Texas, SAVE and EXCEPT that portion of Lot 3, Block 3, described in instrument of record in Volume 930, Page 113 of the Deed Records of Travis County, Texas, and;

Tract 2:

Lot 1A of Amended Plat of Lots 9 and 10, Abe Williams Subdivision and Lot 1, Block 2, Oak Cliff Addition, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201500263 in the Official Public Records of Travis County, Texas (cumulatively referred to as the "Property"),

locally known as 900, 904, 908, 1000 and 1002 South 2<sup>nd</sup> Street and 705 Christopher Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

Single-family attached residential

B. Development of the Property shall comply with the following regulations:

1. Residential dwelling units shall not exceed 30 units.
2. Single-family detached residential structures shall not exceed 23 structures.
3. Maximum impervious coverage shall not exceed 44.3%.
4. Maximum building coverage shall not exceed 22%.
5. Maximum floor-to-area ratio (F.A.R.) shall be 0.3738 to 1.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

**PART 4.** This ordinance takes effect on March 13, 2017.

**PASSED AND APPROVED**

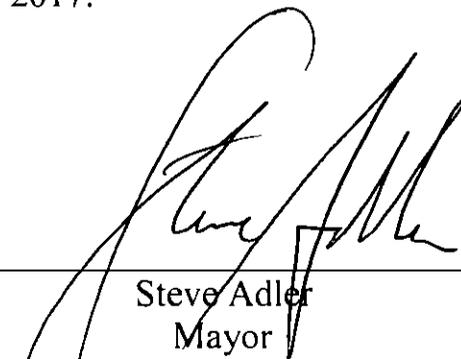
\_\_\_\_\_, March 2, 2017



Anne L. Morgan  
City Attorney

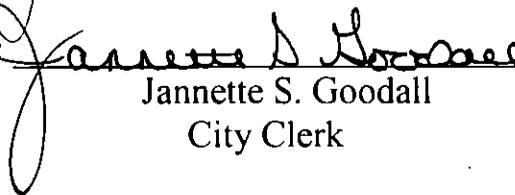
**APPROVED:**

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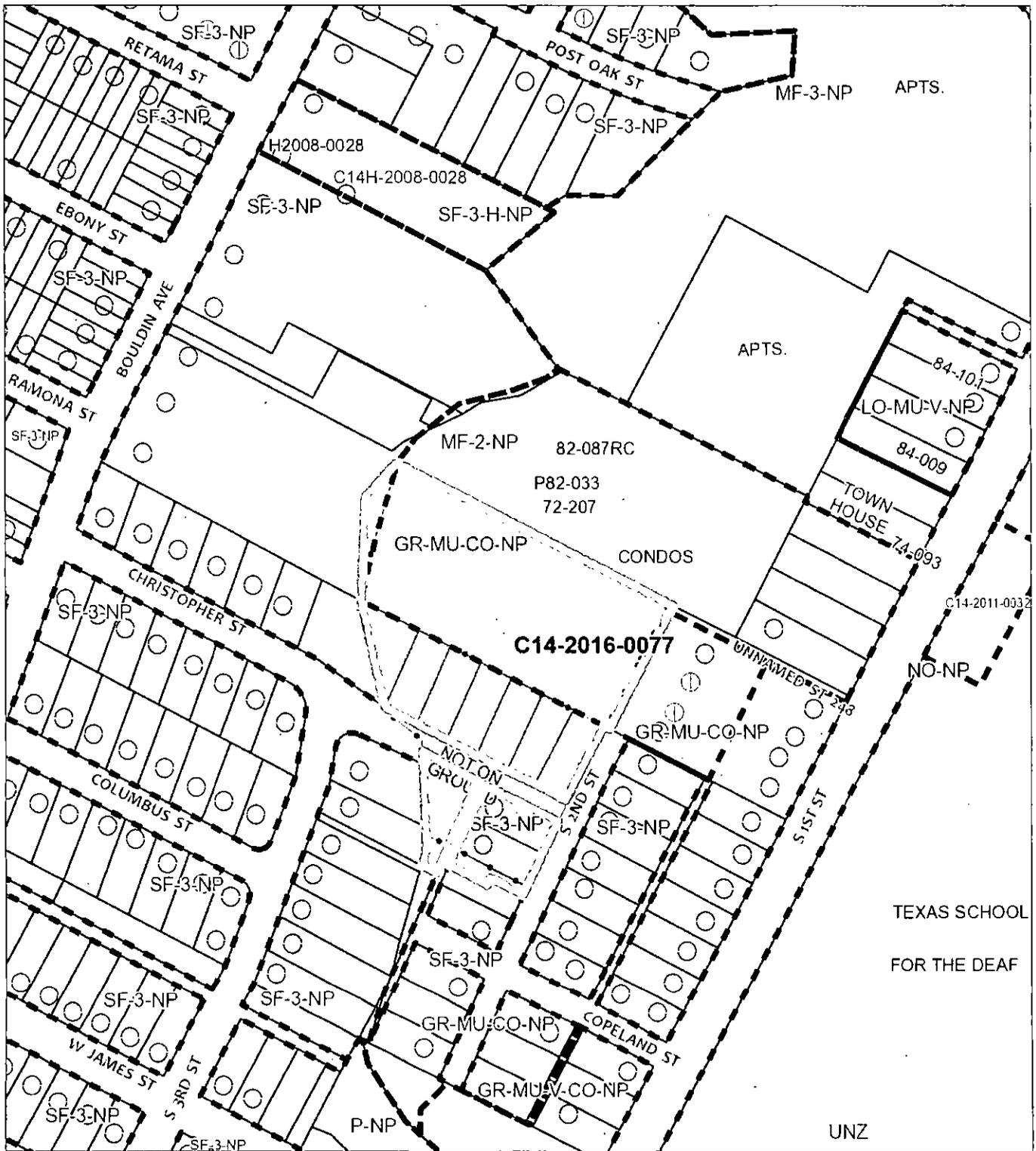


Steve Adler  
Mayor

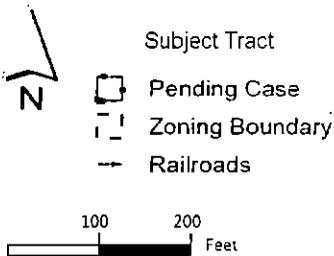
**ATTEST:**



Jannette S. Goodall  
City Clerk



# EXHIBIT A



## ZONING

ZONING CASE#: C14-2016-0077



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 07/27/16